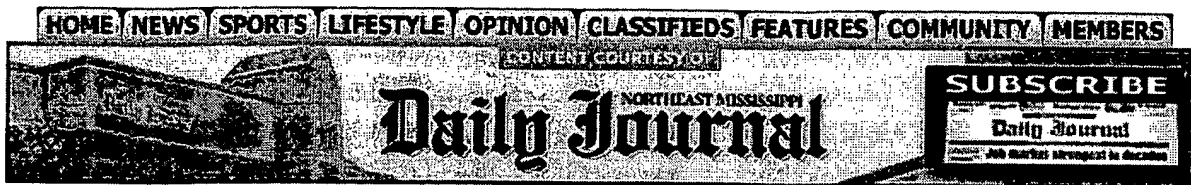




BEST AVAILABLE COPY



JOURNAL PUBLISHING  
[NEMS Daily Journal](#)  
[Aberdeen Examiner](#)  
[Amory Advertiser](#)  
[Chickasaw Journal](#)  
[Itawamba Cty Times](#)  
[Monitor-Herald](#)  
[Pontotoc Progress](#)  
[Journal Enterprises](#)  
[About Us](#)  
[Advertise](#)  
[Subscribe](#)

DJOURNAL.COM

[News](#)  
[Sports](#)  
[Lifestyle](#)  
[Opinion](#)  
[Obituaries](#)  
[Business](#)  
[Education](#)  
[Legislature 2006](#)  
[Classifieds](#)  
[Features](#)  
[Forums](#)  
[Photo Galleries](#)  
['Your Turn' Polls](#)  
[Audio Vault](#)  
[Blog Center](#)  
[Real Estate Guide](#)  
[Mortgage Rates](#)  
[Make Us Your Homepage](#)

CONTACT

[Webmaster](#)  
[More Contacts](#)

DJOURNAL.COM  
 SEARCH

[Search For Past](#)

## JOURNAL OF WAR

Northeast Mississippians In Iraq

ORDER JOURNAL OF WAR SPECIAL SECTION

### A better mousetrap

7/13/2003 8:14:28 AM

Daily Journal

BY GARY PERILLOUX

Daily Journal

OXFORD - What distinguishes HomeSafe's method of home inspection from other approaches?

"We have a better mousetrap," says inventor Peng Lee.

And mice are one thing Lee knows how to find.

On a recent morning-long inspection, Lee pointed his infrared camera upward and there, in the attic's pink insulation, nestled the furry forms of rodents. Baiting, traps and barring access points are potential mousetrap solutions to a common problem.

Lee points out "\$10 problems" but says he's most interested in detecting the potential \$5,000 problems that can save parties to a home transaction lots of time, grief and money down the road.

Lee's "Ghostbusters"-like battery of cameras, sensors, ultrasound microphones, Pocket PCs and

**For all  
 of your  
 insurance  
 needs...**

The Best Start Here



Itawamba Community College  
 Fulton • Tupelo

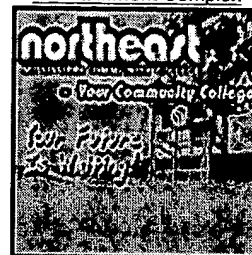
[www.iccms.edu](http://www.iccms.edu)



**Non-Credit  
 online courses  
 you can  
 complete  
 from home.**

For more information call

**BancorpSouth Center**  
 The Mid South's Premier  
 Entertainment Complex



Articles pattern-recognition software take human error out of the process to the extent technology allows.

Will Osama bin Laden ever be captured?

☐ Yes

☐ No

Where would you like to see the MHSAA State Tournament played each year?

☐ Mississippi Coliseum in Jackson

☐ Miss. College's A.E.

☐ Wood Coliseum, Clinton

☐ Other arenas in state on rotation basis

☐ No opinion

"The software will make the call," Lee says. "So I take the human error out of it."

But human intelligence in the form of state-licensed inspectors who go through additional HomeSafe training is essential to the process. Visual inspections, flashlights, deductive reasoning and homeowner counseling are part of the inspection process.

"I'm a scientist," Lee says. "I want to find the reason behind (the problem). We use the technology back and forth in a home inspection."

Inside walls, Lee's infrared camera can pinpoint sources of heat-loss and acoustic sensors can hear termites crunching. On the recent inspection, Lee eliminated one heat-loss situation by noting cold air coming from a floor register.

#### SPECIAL SECTIONS



#### PHOTO GALLERIES



Water stains near a window turned out to be superficial, with no sound of termites in the wall. He did pick up "hot spots" at wall receptacles where wiring standards weren't up to the load they were carrying and recommended electrical work to prevent a fire.

In a second-floor attic with finished floors and walls, Lee recommended carbon-monoxide detectors because a gas hot-water heater inhabited the living space there.

Because HomeSafe has previously untapped talent for pointing out flaws, some people in the home-selling process might flinch at so detailed an inspection. But the company's CEO said HomeSafe often turns the table in the opposite direction.

"We've saved so many deals," Kevin Seddon said. "The more you know, the better off everybody is."

One grand old Oxford home sat on the market for years, rejected multiple times by buyers after visual inspections led to conjecture about a bad roof.



To order school copies

**CLICK HERE**

**MISSISSIPPI**

VisitMississippi.org

Click Here to Register  
for a Free Vacation!

"We went to the house, shot the infrared up through the ceiling and there was no water, no moisture (at the roof level)," Seddon said.

At a lower level, though, moisture from an overhead uninsulated air duct had dripped through and stained the ceiling. After \$300 of insulation, the house was cleared for a sale.

"That house didn't sell for three years because people thought the roof was bad," Seddon said.

*Appeared originally in the Northeast Mississippi Daily Journal,  
7/13/2003 8:00:00 AM, section F, page 1*